

April 28, 2017

RECEIVED

Robert Sepucha, Chair  
Town of Concord Zoning Board of Appeals  
141 Keyes Road  
Concord, MA 01742

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Town of Concord  
Board of Appeals

Re: Special Permit and Site Plan Approval to Industrial Tower & Wireless (ITW) for the relocation of a cell tower at the Middlesex School.

Dear Chair Sepucha and the members of the Zoning Board of Appeals,

As the neighbors on Bartkus Farm who are all located within 1,000 feet of the proposed cell tower, thank you for the attention you all showed to our concerns about the proposed application.

We greatly appreciate your request that the applicant provide more justification for their assertion that the proposed location is the only viable option on the Middlesex School property for the cell tower. It is clear to us why the proposed site was selected by Middlesex School. It is as far away from their main entrance and core campus as possible, but because of this, the site could not be closer to Bartkus Farm if they tried.

We believe that the dismissal of the East Fields as potential location for the cell tower is a missed opportunity. While the fields are currently outside of the Wireless Communication Facility Overlay District, this district was created in 1998 before Middlesex School clear cut acres of trees for its playing fields. The landscape of this area of Estabrook Woods is forever changed. Based on this fact, we believe it is the best location to explore since not only are the fields set far back from Lowell Road, but also a location can be found that is 1,000 feet from any single family home. In addition, the applicant has maintained that due to the 6-foot change in elevation, the proposed tower must be significantly taller than the existing smokestack (120' vs 90'). The East Fields are at a higher elevation than the current and proposed location with open areas which could be ideal conditions for the signal to carry. Due to the higher elevation, a shorter tower that complies with FAA's conditions may expand the coverage area to even more customers.

Since its creation in 1998, the overlay district was expanded at Town Meeting in 2001, again in 2003 and once again modified in 2004. A further expansion of the overlay district seems justified for this project. We understand that Middlesex School plans to further develop its 50 acres in this area with additional playing fields and once the moratorium on expansion of another 50 acres expires in 2027, additional development is possible. Since the school is looking to further develop this area, any disruption that the erection of a cell tower may cause should not be an issue.

We also appreciate the comments from the members of the board on the recognition that Middlesex School will benefit financially from the lease agreement and that as the closest neighbors to the tower, we may suffer financially when our property values drop. Based on these facts, we feel strongly that it is incumbent on the school to find a new location, not only because

the bylaws require it, but also because it is the right thing to do, since the proposed location does not, along with several other reasons, minimize the adverse impacts on aesthetics and property values of the neighborhood. We have no doubt that if this application is denied, the school can find another location on their expansive 300-acre property to locate the cell tower which is not located within 1,000 feet of single family homes that they do not own.

Since the bylaws were put in place to protect us from projects like this, we hope that you will agree with the Planning Board's recommendation to not allow this project to be placed within 1,000 feet of our homes.

We greatly appreciate your attention to our concerns.

Sincerely,

Suzanne and Rob Mirak (#6)  
Bin Weng and Kun Liu Weng (#8)  
Scott Li and Shirley Ao (#9)  
Aram and Anna Adourian (#11)  
Lisa Hansel (#14)  
AJ and Sheila Sohn (#15)  
Stuart and Laura Strong (#16)  
Ignacio and Rosie Garcia (#17)  
Dan and Julie del Sobral (#18)